# PLAN SUBMISSION:

Plans can be submitted to the Lawrence County Department of Planning & Community Development office Monday through Friday, 8:00 am—4:00 pm.

# CONTACT PERSONS:

Allen J. Miller, Deputy Director of Planning (724) 656-1907 amiller@co.lawrence.pa.us

Rebecca L. Shaffer, Greenways & Envrionmental Planner

(724) 656-2148 rshaffer@co.lawrence.pa.us

#### SUBIVISION:

The division or re-division of a lot, tract, or parcel of land into two (2) or more lots, tracts, parcels, or other divisions of land, including the changes in existing lot lines. Includes Lot Consolidations.

#### LAND DEVELOPMENT:

The improvement of one (1) lot or two (2) or more contiguous lots, tracts, or parcels of land for any purpose involving a group of two (2) or more residential buildings, or one (1) or more nonresidential buildings on a lot or lots.

# QUESTIONS TO ASK:

Is my lot large enough to subdivide? What provision will be made for wastewater? What is the nature and extent of access to the property?

Does this project fit with local zoning and building requirements?

Who will prepare the plans?

Will stormwater or erosion and sedimentation be affected?

# Lawrence County Department of Planning & Community Development

Lawrence County Government Center 430 Court Street New Castle, PA 16101

Phone: (724) 656-2144 Fax: (724) 656-2151 E-mail: amckinney@co.lawrence.pa.us

# Municipalities subject to County Subdivision and Land Development Ordinance\*

Ellport Borough
Enon Valley Borough
Little Beaver Township
Perry Township
Plain Grove Township
S.N.P.J. Borough
South New Castle Borough
Volant Borough
Wampum Borough
Washington Township

\*Plans in other municipalities must be submitted to the municipality first and forwarded to our department.

Mission Statement: The Lawrence County Planning Commission members and staff are committed to systematically organize, lead, direct, educate, and administer planning as required by the Pennsylvania Municipalities Planning Code, so as to maximize the economic, environmental, and social development of Lawrence County and the Commonwealth of Pennsylvania.



# Lawrence County Subdivision & Land Development Procedures



# **Lawrence County Commissioners**

Dan Vogler, Chairman Steve Craig Robert Del Signore, Sr.

# <u>Lawrence County Planning</u> Commission Members

Karolee Loughhead, Chairman
Dave Hammond, Vice-Chairman
Mary Burris, Secretary
Everett Bleakney
Larry Lambo
Linda Nitch
James Blundo
Frank Telesz
Dom Viccari

# SUBDIVISION & LAND **DEVELOPMENT REVIEW PROCESS**



**Submit Application** and Plan to County **Planning Depart**ment or Municipality

**County Staff & Municipal Review** Completed

#### **Review Letter**

- Owner/Developer
- SurveyorMunicipality

**County or Municipal** review and approval, contingent approval, or disapproval

**Recording of final** plans with the **County Recorded of** Deeds within 90 days of approval

Convey property by deed and/or secure any required permits and begin construction

# TYPES OF SUBDIVISIONS



#### **Change in Lot Line**



Shows a lot-line revision where Parcel A receives property from Parcel B.

# **Single Lot Subdivision**



Shows a single lot subdivision where the parent tract is subdivided into two separate

#### **Multiple Lot Subdivision**



Shows a subdivision where multiple lots were created with no new roads, easements, or access.

# **Multiple Lot Subdivision with Improve**ments



Shows a subdivision where multiple lots were created with new roads, easements, or access. Requires a land development submittal.

# TYPES OF LAND **DEVELOPMENTS**

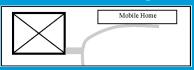


#### **Residential Land Development**



Shows two residential homes on one tract of land.

# **Residential Land Development**



Shows a residential home and a mobile home on one tract of land.

#### **Residential/Commercial Development**



Shows one residential home and one commercial building on the same tract of land.

# **Non-Residential Land Development**



Shows one non-residential building on one tract of land. Includes the conversion of use or addition to an existing structure.